

**Upper Delaware Council**  
**PROJECT REVIEW COMMITTEE MEETING MINUTES**  
**July 26, 2022**

Committee Members Present: Larry Richardson, Andy Boyar, Fred Peckham (Zoom), Ginny Dudko, Jim Greier, Harold Roeder, Al Henry, Jeff Dexter, Aaron Robinson

Committee Members Absent: Susan Sullivan

Staff: Laurie Ramie, Kerry Engelhardt

NPS Partners: Cody Hendrix- Community & Land Use Planner

Guests: Bill Dudko-Deerpark

The UDC's Project Review Committee held its monthly meeting on Tuesday, July 26, 2022 at the UDC office in Narrowsburg, NY. Chairperson Richardson called the meeting to order at 6:31 p.m. There was no public comment on the agenda.

**Approval of the June 28, 2022 Meeting Minutes:** A motion by Roeder seconded by Dudko to approve the June 28, 2022 meeting minutes carried.

**Resources and Land Use Specialist Update:**

**New York State Projects**

There have been no posted Notices of Applications Received by the DRBC in the corridor in New York this month.

**Town of Highland:** A pre-bid meeting was scheduled for 6/14 but we hadn't heard from Heather Jacksy since then so Engelhardt reached out to her. Here's the email she sent 7/19: "We had one responsible bidder and have a meeting today with our Purchasing Department and County Attorney to ensure we can move forward with this vendor. Inflation has hit this project, so we need to work with the vendor to work out our best approach to getting a project done. I have also been reaching out to our partners to see if they can fill in some of the gaps. I will send out an email to the partners after our meeting. Keep your fingers crossed. I am just keeping mine away from my head to prevent pulling out of hair."

**Rent My Escape:** Applicant Julius Robinson is proposing to do some landscape improvements, including tree and shrub planting, and a waterfall, at a property along Route 97 in the Recreational segment of the river. He's seeking a grant from Sullivan Renaissance, and since the project is located within the corridor, they pointed him to us. Engelhardt looked over the parameters of the project, and feels that the improvements are "minor" and do not qualify as a Class I Project, and therefore do not necessitate UDC review. She'll be drafting a letter to Sullivan Renaissance indicating same. We do appreciate them bringing it to our attention.

**Town of Cochection:** There was a legal notice in the *Sullivan County Democrat* about a Site Plan Review of a Home-Based Business in the corridor. The property is in a Recreational segment, where a Home Occupation is a compatible use. Engelhardt will be reaching out to the Cochection Planning Board Secretary to ask for a copy of the application for our records, and to remind her that we should be sent those items to review or ensure that a formal review is not required.

**Town of Hancock:** There was a legal notice in the paper about a proposed Minor Subdivision located on the west side of State Route 97, 1,300 feet north of Hesse Road. Engelhardt will be reaching out to the Planning Board to ask for a copy of the application documents to review.

**Town of Lumberland: Camp Simcha:** Located at 430 White Road in Glen Spey, Camp Simcha is requesting a reauthorization of an existing discharge of 45,000 gallons per day (GPD) of treated sanitary wastewater to an unnamed tributary of the Delaware River from a tertiary treatment plant at the applicant's facility address. The facility is an overnight summer camp. This project involves the continuation of an existing operational facility.

**Delaware County:** According to an article in the June 30, 2022 issue of *The Reporter*, there have been public comment hearings in Downsville and Delhi in June regarding a proposed 175-mile electric transmission line. The transmission line will be constructed on New York Power Authority (NYPA)’s existing right-of-way through Delaware County, and the line will be underground, not on above-ground poles. The line does not appear to encroach on the Upper Delaware River Corridor. There was discussion of a transmission line in the past so Engelhardt thought it was appropriate to bring to the committee’s attention.

**Statewide:** Governor Hochul announced \$200 million in funding for two major downtown revitalization initiatives. Engelhardt attached a press release and a four-page brochure describing both programs. Communities are strongly encouraged to provide a Letter of Intent to Apply by 8/10.

**Commonwealth of Pennsylvania Projects**

There were no Notices of Applications Received by the DRBC in the corridor in Pennsylvania this month.

**Open Substantial Conformance Reviews**

<b>Project Id</b>	<b>Project Name</b>	<b>Municipality</b>	<b>Action</b>	<b>Status</b>
2022-003	Camp Fimfo	Highland	Final plans received July 25, 2022	To be reviewed at the August 23 Project Review Committee meeting
2022-006	Tusten Zoning Changes	Tusten	Local Law	UDC recommended a finding of Substantial Conformance to NPS 7/14/22

**Camp Fimfo, important dates:** Norm Sutherland, the chairman of the Highland Planning Board, delivered the final plans to Engelhart yesterday, 7/25. That starts a 45-day clock for UDC review, which concludes 9/8. Engelhardt will attend the next Planning Board meeting tomorrow 7/27 to hear the presentation by the applicant. Our August Project Review committee meeting will be Tuesday, 8/23, where she’ll present a report as usual and the committee will vote on the matter of Substantial Conformance. (She may be joining this meeting remotely.) The August planning board meeting in Highland is the next day, August 24th. She won’t be able to attend. (She will be on vacation). This will probably be the public hearing. Thursday 9/1 is the full council meeting, where the UDC will vote on the recommendation to the NPS. The next day, Engelhardt will send a letter to the NPS that includes her report, and the recommendation of the UDC. The NPS Upper Delaware superintendent then confers with the NPS Regional Director. They have 45 days from the receipt of her letter to make their final determination of substantial conformance or no.

**Old Business**

**River Corridor Maps:** Engelhardt will order prints and arrange framing for the 13 river corridor designation maps (payable from UDC FY 22 funds), which representatives will have the opportunities to present to their town and township boards. She included small-scale examples of a couple of the maps in the handouts.

**Other:** None.

**New Business**

**Telecommunications Subcommittee 1<sup>st</sup> Meeting: 8/4 at 6 p.m. at UDC:** Ramie discussed the ideas that she and Robinson had reviewed in an advance session tonight to assure that the subcommittee’s work is efficient and productive. All interested members are welcome to join. Now they will finalize the agenda for the first meeting on 8/4 at 6 p.m. of the 12-member Telecommunications Subcommittee tasked with developing a position paper, and distribute advance documents. Engelhardt will collect UDC member ordinances and regulations regarding wireless telecommunications facilities to inventory, compare, and contrast for the above project.

**7/20 Penn State Extension Land Use Webinar Report:** The webinar Engelhardt attended this month was on Planning in Rural Pennsylvania, a 2020 Analysis of the se and Effectiveness of Municipal Web Use Tools. They’re talking about our planning commissions and also in particular, a comprehensive plan or a master plan. Use of

comprehensive plans has increased. Since the last time they did this survey in 2000, 71% of municipalities had some form of land use plan, and in 2020, 81% did. They talked a lot about the comprehensive plans, and how they can be a very useful tool. There are more townships that have them. However, they aren't always then applied to planning in the Town. They are to some degree in developing zoning laws, but then they are not utilized as much as they maybe should be in zoning decisions, stormwater plans, waste water treatment plants, etc. They also talked about the barriers to planning, which is a lack of public understanding of these practices, and so not a lot of support for them, and a lot of funding for them. Engelhardt does think that comprehensive plans are a very valuable tool. If your Town/ship doesn't have one, she encourages them to apply for a Technical Assistance Grant (TAG), so that they can develop one, because if you want you to allow development in your Town/ship in a way that that is desirable, and retains the characteristics and the character of your municipality, then a comprehensive plan is a tool that will help you do that, and to ensure that you can allow development responsibly without having developers come in and propose something that is way too intensive and generates too much traffic perhaps.

**Other:** None

**Public Comment:** None.

**Adjournment:** A Motion by Roeder, seconded by Greierr, to adjourn the meeting at 7:05 p.m. carried.

*Minutes prepared by Ashley Hall-Bagdonas, 8/2/2022*